

TRANSFER  
TAX  
PAIDWARRANTY DEED  
Statutory Short Form

023359

I, CHARLES E. PICK of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to GREGORY S. SIDELL and CAROL M. SIDELL of China, County of Kennebec and State of Maine, and whose mailing address is RR 2, Box 1854, South China, Maine 04358, with Warranty Covenants as joint tenants and not as tenants in common, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows; to wit:

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A CERTAIN lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, more particularly described as follows, to wit:

BEING Lot #5 on Ashley Terrace (the metes and bounds as shown on said plan which relate to the above described Lot are incorporated herein by reference), all as shown on a Final Subdivision Plan of Property of Reginald E. & Dollis H. Bizier, Upper Main Street, Waterville, Maine as surveyed by K & K Land Surveyors, Inc., Oakland, Maine, which plan is recorded in Kennebec Registry of Deeds File E-87032 and as approved by the City of Waterville Planning Board on February 23, 1987.

THIS CONVEYANCE IS MADE SUBJECT to the following restrictions which shall be binding upon the said Grantee and all persons and others claiming or holding under or through said Grantee and said restrictions shall be deemed as covenants running with the title of said land, viz:

1. That no house for more than one family shall be built upon said lot and that no dwelling house costing less than \$75,000, exclusive of landscaping and other improvements, shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages, but excluding bay windows and steps, erected on said lot shall not be erected nearer than 65 feet from the street line on which said residence faces, nor nearer than 45 feet from the said lines of said lot.
3. Said lot shall be used for residential purposes only, excepting home professions such as Doctor, Lawyer, Engineer, Contractor, Architect, Teacher, Artist, Realtor, Insurance Agent or other similar professional persons, providing a service, shall be allowed. The sale of goods is permitted only when incidental to the providing of a service.
4. Signs will be permitted only at homes where a home profession exists. No sign will be larger than 16" x 24" for identification of home professions.
5. No more than one residence and the outbuildings thereof, such as a garage, shall occupy said lot or any part thereof.
6. Said lot shall not be subdivided or sold or leased in parcels.
7. Said lot or any buildings at anytime situated on said lot shall not be used for business or manufacturing purposes, except as noted in Section 3.
8. No placards or advertising signs, other than as noted or relative to the sale or leasing of said lot shall be erected or maintained on said lot or in any building thereon.
9. No fences or construction of any kind, other than a dwelling, garage or appurtenances shall at any time be erected in any position to interfere with the view from residents on adjoining lots.
10. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lot or any buildings thereon.
11. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.
12. Motor homes, boat trailers, or any other trailer or cars under repair or restoration shall not be parked anywhere within 125' from the street line of the lot.

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13. No commercial kennels may be placed on the premises. Kennels for the grantees' dogs must be located to the rear of the house or outbuildings.

14. Firewood or logs may not be piled to the front of a line from the face of the principal building on said lot.

15. The grantors, their heirs or assigns, shall not be bound to enforce the above covenants.

THIS conveyance is also subject, however, to easements to Central Maine Power Company and the Kennebec Water District as recorded in Book 566, Page 587 and Book 606, Page 137.

BEING the same premises conveyed to Charles E. Pick and Diane L. Pick by Warranty Deed from William J. Schoenthaler and Ann H. Schoenthaler dated May 7, 1992, and recorded in the Kennebec County Registry of Deeds in Book 4124, Page 118. Reference is also made to a Quitclaim Deed With Covenants from Diane L. Pick to Charles E. Pick dated January 17, 1997, and recorded in the Kennebec County Registry of Deeds in Book 5300, Page 89.

WITNESS my hand and seal this 5th day of September, 1997.

Signed, Sealed and Delivered  
in the presence of:

*David J. Roy*

*Charles E. Pick*  
Charles E. Pick

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: September 5, 1997

Then personally appeared the above named CHARLES E. PICK and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*David J. Roy*  
Notary Public  
Print Name \_\_\_\_\_



DAVID J. ROY  
Notary Public, Maine  
My Commission Expires July 21, 2001

RECEIVED KENNEBEC SS.

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ATTEST: *Norma B. Brown*  
REGISTER OF DEEDS